

Comment from City of Aurora dated April 29, 2019
Response letter from ICON 6/12/2019

Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

**RE: DA Technical Submission
Element by Westin
Aurora, CO**

Dear Mr. Cammarata:

1. Community Comments

1A. No community comments have been received.

ICON: No response required.

2. Completeness and Clarity of the Application

2A. In order to proceed to Planning Commission an approval letter from the Design Review Committee is required.

ICON: We are anticipating the approval letter this week. A meeting was held with both Marriott and the Design Review Committee April 24th where all parties agreed to revised elevations.

2B. Remove the floor plan sheets with the final site plan set. Please include them with subsequent submittals as separate informational sheets.

ICON: Later within DA Second Submission Review document, floor plans are indicated to remain in submittal, thus kept in submittal.

2C. We may need to remove the perspective drawings of the buildings on the final plan set.

ICON: We will remove at final submittal, elsewhere in submittal it was directed to rename, thus I assume it is meant to stay in.

2D. Wall Sections – show a detail of typical wall face with reveal patterns and other decorative elements.

ICON: See attached A301, A311, and A331 that reference wall sections that call out to wall details and the Nichiha band details.

3. Zoning and Land Use Comments

Building Design (Please update by April 23, 2019)

3A. Materials. In order to keep the May 8, 2019 Planning Commission please provide updated elevations by April 23, 2019 that include the percentages of materials and demonstrates compliance with the requirements below.

ICON: Updated exterior elevations were sent on Friday

- Allowable materials are described in 16.3 and include: masonry products for at least 60% of the first three stories.

Masonry products include fired clay brick, precast decorative stone, stone, colored and textured CMU (less than 50%) and stucco. Other allowed materials include stained/painted cement board siding (max. 40%), metal and painted metal (max. 10%) and glazing (no dark tinted or mirrored allowed). EIFS is not a permitted material.

ICON: See A201 and A202 for masonry percentages. A waiver has been requested for a deduction in masonry percentages. See Cover Sheet for waiver request.

- Please list the percentage of various building materials on each façade in compliance with the allowed building materials. Revise the materials for compliance with the GDP.3F. Elevations need to include a scale.

ICON: A waiver for materials reduction has been requested, see cover sheet. See A201 and A202 for percentage of masonry provided for 1-3 stories.

- Please provide a physical materials board.

A materials board is currently being prepared, will be delivered to City by Thursday, May 2nd.

3B. Add an additional parapet elevation change on the east façade and two changes on the west façade (see redlines).

ICON: Design Review Board, ICON, and Marriott reviewed the elevations multiple times, this requirement was offset by different materiality, offset in the plan, and additional fenestration.

Bicycle Parking

3C. Use inverted “U”. Each inverted U is two spaces.

ICON: Bike rack specification was updated.

3D. 14 bicycle spaces are required. Please include on the data block.

ICON: Per 146-729 (d) 3.a. bicycle parking should be provided 1 for every 20 parking spaces, 120 spaces requires 6 spaces, the GDP requires that this number shall exceed the City of Aurora Code by 20%, thus $6 * 120\% = 8$ spaces required.

3E. Place an inverted “U” next to other entrances in addition to the 3rd Avenue frontage.

Note: bicycles are parked parallel to the rack and the rack should be placed accordingly.

ICON: Additional bike racks have been added to porte cochere entrance, see A002.

Southeast Corner. (Please update by April 23rd, 2019)

3F. The landscape plan does not match the patio design, please update the design.

ICON: This has been updated.

3G. Provide a cohesive design around the corner as the hardscape meets the landscaped area. Additional features and/or design elements should be included in the easterly section with the inverted “U” bike racks.

ICON: Tree and tree grates have been incorporated in this corner area to help shade the bikes while not in use.

East Entrance

3H. Please look to enhance the east entrance’s presence on Blackhawk Street and consider adding the following elements:

- Direct steps to the street, in addition to the ramp.

ICON: This entrance is for guest use only, particularly only emergency egress. We would like to keep the pedestrian friendly entrances along Blackhawk so circulation near the guestroom corridors is more secure.

- Expand the pavement area a bit to the north, enough to add a bench or similar feature.

ICON: Bench seating and decorative paving has been added, see A002 and A003.

- Utilize decorative pavement approaches used elsewhere on the site.

ICON: Decorative paving has been added along Blackhawk.

- Include pedestrian scaled lighting to highlight the entrance area on the street.

ICON: This entrance is for guest use only, particularly only emergency egress. We would like to keep the pedestrian friendly entrances along Blackhawk so circulation near the guestroom corridors is more secure.

- If possible add landscaping elements between the ramp and back of sidewalk.

ICON: 46 MR (Creeping Mahonia) have been added between the ramp and the sidewalk, there is not enough room to include shrubbery.

General

3I. Include additional bollard lighting for the pedestrian connection to the rail crossing and the public sidewalk.

ICON: photometrics have been done to ensure lighting is sufficient from main entrance to rail crossing. Bollard lighting has been implemented from light rail train station to the south which is more likely to be used by guests.

3J. With the limitations on trees along the west property line please replace the trees over the drainage easement with a greater frequency of deciduous and evergreen shrubs that will be over 6- tall. This may result in a waiver request (Please update by April 23 rd, 2019).

ICON: Landscape drawings have been updated.

3K. Include elevation of the trash containment areas which incorporates design and materials form the primary building. (Please update by April 23rd, 2019)

ICON: See A005.

4. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

Sheet LP-1

4A. Please replace the highlighted plants as they will attain a height of more than 26" as measured from the roadway surface.

ICON: These have been revised.

4B. Make sure that the site data numbers for the total building coverage match one another between the cover sheet and this sheet.

ICON: 19,584 GSF is now shown correctly on both landscape and architectural site plan.

4C. The amount of sod or high water use areas is more than permitted by code. Suggest adjusting the sod area along E. 4th Avenue.

ICON: This has been adjusted.

4D. Dimension and label the provided non-street frontage buffer.

ICON: Utility Easement and Special Buffer has been dimensioned.

Sheet LP-3

4E. Remove the contractor related note and/or revise note to not include "contractor".

ICON: Note has been removed.

5. Addressing

Andrea Barnes / abarnes@auroragov.org

5A. No comments.

6. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

6A. The site plan will not be approved by public works until the preliminary drainage letter is approved. Comments were provided to Kurt Lang 11/29/18. No subsequent submittal has been made.

ICON: The Preliminary Drainage letter was resubmitted 4/11.

6B. Show/label retaining wall as shown on grading plan, page 5.

ICON: Completed

6C. Show the proposed and existing storm sewer to identify potential conflicts, page 5.

ICON: The storm sewers are shown and do not have conflicts

6D. Trees are not permitted in a utility easement, page 5.

ICON: Trees have been removed

6E. Please indicate max height or height range for retaining walls. Walls greater than 30" require pedestrian railing or barrier, page 8.

ICON: The Grading Plan show and callout max wall heights, see A001, A002, and A003 for locations and details of railings.

6F. This area (south side) slopes towards the building, page 8.

ICON: The grades in the area have been changed.

6G. Min. 2% slope for all non-paved areas, typical.

ICON: The area is steeper than 2%, and is labeled on the plan.

6H. Show existing/proposed lights on Blackhawk Street, page 9.

ICON: Lights are now shown.

6I. Please label the inlets as private, page 9.

ICON: Label completed.

6J. What is the reference "by others"? It is part of the site plan and required for this development. Please remove, typical. Refer to the plan or detail instead, page 10.

Retaining walls will be design-build, scope of work not within Civil Engineers design nor Architect. Owner will engage with retaining wall local engineer when ready to begin bidding the project.

6K. Concrete retaining walls require structural calculations to be submitted with the civil plans, page 11.

ICON: Structural calculations were submitted via email 4/16/2019 to Chris Eravelly.

6L. Street and pedestrian lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards including fixtures and poles. Please see draft lighting standards for requirements. In TOD areas pedestrian lights are either Gullwing or Louis Poulsen. A street lighting plan is required with the civil plan submittal, page 22.

ICON: This was completed prior to ICON's participation in design. Attached is a plan, see ESP1.1, provided by the overall developer. Street spacing was completed by ICON's electrical engineer based on previously completed plan by developer. Street lighting and specifications can be seen on E101, E112, and E113.

7. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331 Comments in magenta.

7A. See red line comments on the SP.

ICON: Curve and bearing information added to property line.

7B. There may be a need for a License Agreement for several encroachments of objects into easement. Contact Grace Gray to start the License process.

ICON: This process has begun, we have reached out for proposals from the Civil Engineer, owner reviewing now.

7C. Dedicate the Fire Lane easement by separate document. Contact Andy Niquette to start the process.

ICON: This process has begun, we have reached out for proposals from the Civil Engineer, owner reviewing now.

8. Traffic

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-73xx Comments in orange.

8A. Traffic Letter needs to be updated to include the site circulation plan. The Site Plan will not be approved until the Traffic Letter is approved.

ICON: Traffic letter attached.

8B. \$39,186.72 for Parcel 2 Lot 1, Block 1, \$23,070.42 for Parcel 1, Tract A, for a total of \$62,257.14. Update this note to include the total \$62,257.14 and indicate it includes the signal escrow for both parcels.

ICON: This has been updated.

8C. Update to COA STD TE-13.1, page 5

ICON: This has been updated.

8D. Text is illegible, update, page 10.

ICON: This has been updated.

9. Aurora Water

Casey Ballard / caballard@auroragov.org / (303) 739-7382 Comments in red.

Page 9

9A. Update background utility linework to match current plans.

ICON: Background updated

9B. Show proposed meter location to ensure it is within a landscaped area and no trees are proposed over the meter.

ICON: Water meter shown

9C. Adjust label to show where the water service connects.

ICON: Label has been moved

9D. storm manholes are to be a minimum of 5-foot in diameter. See Section 5.07

ICON: Manhole label changed to 5'

9E. This valve is not necessary if the main line valve by the private fire service is being installed.

ICON: Valve removed

9F. License agreement will be required for these laterals into the storm main.

ICON: License agreement is being prepared

9G. Please review Appendix C, Section XI of the City of Aurora Standards and Specifications regarding

ICON: Noted

9H. Water, Sanitary Sewer, and Storm Drainage Infrastructure. This section covers pool discharges. (page 13)

ICON: Noted.

10. Life Safety

William Polk / wpolk@auroragov.org / 303-739-7371 Comments in blue.

Site Plan Comments

Sheet 1

10A. Please indicate within the data block if this structure is sprinklered or non-sprinklered

ICON: This has been added. Sprinkler Type 13 to be installed.

10B. Please provide the 2015 IBC Construction Type

ICON: Construction Type VA has been added.

10C. Please note, we cannot waive the accessibility requirements of the code. Provide the accessible and van accessible parking based on the 120 parking count. NOTE: THERE IS NOT A PARKING WAIVER HERE AND ADA SPACES SHOULD BE PROVIDED AT A RATIO BASED ON WHAT IS PROVIDED (Brandon Cammarata).

ICON: Additional ADA parking spaces have been added per a 120 parking count.

10D. Replace Note 4. with the following: Add the following note: Add the following note: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.

ICON: This has been replaced.

10D. Replace Note 9. with the following: Add the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

ICON: This has been revised.

10E. Please remove this note.

ICON: Fire lane signs has been removed.

10F. Please remove the spacing error.

ICON: This has been revised.

Sheet 5

10G. The parking reduction wavier does not apply to accessible parking. Increase the accessible parking to reflect the required amount based on the overall parking of 120. (See note on 10C, Brandon Cammarata)

ICON: Parking has been adjusted.

10H. Please provide a separate delineation for "Van Accessible" and "Accessible" parking stalls. TYP

ICON: This has been updated.

10I. The E101 electrical sheet indicates accessible parking spaces at this location. Please coordinate with the other sheets to reflect actual accessible parking locations.

ICON: Landscape, Civil, and Architecture have been coordinated, electrical has new backgrounds and we will receive shortly.

10J. Please change the fire hydrant orientation to face the adjacent street. TYP

ICON: Revised.

10K. Please show the exterior door to the fire riser room. TYP

ICON: Revised.

10L. Please relabel FDC to "FDC w/approved Knox Hardware". Also identify and provide a Knox Box at this location. TYP

Sheet 9

10M. Please show and label Knox Box at the front main entrance. TYP of landscape, site, and photometric.

ICON: Knox box at front entry added.

10N. Revise Fire service line label. Example for fire service line label: 6" Fire Line DIP (Private).

ICON: Label revised.

Sheet 10

10O. Continue the accessible route the accessible aisles.

ICON: Updated.

10P. Revise Fire service line label. Example for fire service line label: 6" Fire Line DIP (Private).

ICON: Revised.

10Q. The accessible aisle does not appear to comply with the applicable requirements. The access aisle shall transition into the accessible route. Identify and Provide curb ramps.

ICON: There is one ramp to the plan left of the ADA aisles, this sidewalk is at the same level as the parking lot, the demarcation shown at the paint striping is truncated domes, now labeled on A001.

10R. See accessible parking requirements on cover sheet.

ICON: Accessible parking requirements updated on cover sheet and A001.

10S. Please change the fire hydrant orientation to face the adjacent street. TYP

ICON: Updated.

Sheet 12

10T. Sheet A101 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

ICON: Brandon C. requested they remain until final submittal.

10U. This information will be required to be submitted at time of construction documents.

ICON: This information will be submitted with Building Permit review.

10V. Please remove this sheet.

ICON: Brandon C. requested they remain until final submittal.

Sheet 13

10W. Sheet A101 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

ICON: Brandon C. requested they remain until final submittal.

10X. This information will be required to be submitted at time of construction documents.

ICON: Brandon C. requested they remain until final submittal.

10Y. Please remove this sheet.

ICON: Brandon C. requested they remain until final submittal.

Sheet 14

10Z. Sheet A101 Building Information & Building Section will not be reviewed for code compliance during Building

Construction Document Review.

ICON: Brandon C. requested they remain until final submittal.

10AA. This information will be required to be submitted at time of construction documents.

ICON: Brandon C. requested they remain until final submittal.

10BB. Please remove this sheet.

ICON: Brandon C. requested they remain until final submittal.

Sheet 15

10CC. Sheet A102 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

ICON: Brandon C. requested they remain until final submittal.

10DD. This information will be required to be submitted at time of construction documents.

ICON: Brandon C. requested they remain until final submittal.

10EE. Please remove this sheet.

ICON: Brandon C. requested they remain until final submittal.

Sheet 16

10FF. Sheet A104 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

ICON: Brandon C. requested they remain until final submittal.

10GG. This information will be required to be submitted at time of construction documents.

ICON: Brandon C. requested they remain until final submittal.

10HH. Please remove this sheet.

ICON: Brandon C. requested they remain until final submittal.

Sheet 17

10II. Sheet A104 Building Information & Building Section will not be reviewed for code compliance during Building Construction Document Review.

ICON: Brandon C. requested they remain until final submittal.

10JJ. This information will be required to be submitted at time of construction documents.

ICON: Brandon C. requested they remain until final submittal.

10KK. Please remove this sheet.

ICON: Brandon C. requested they remain until final submittal.

Sheet 19

10LL. Elevations must show the location of the fire department connections, Knox boxes and fire riser room exterior door. TYP

ICON: Exterior elevations note the Knox box locations.

Sheet 21

10MM. These accessible parking spaces are not represented on the other sheets. Please coordinate with other sheets to reflect actual locations. Also, please refer to the accessible parking comments on the cover sheet.

ICON: Civil and Landscape have all been coordinated with these additional ADA spaces, Electrical is in the process of updating and will be submitted as soon as received.

Please let us know if you require anything further or have any questions.

Kind Regards,

Kate Kvamme, AIA